

1 CASE NO. 98-PB-0074 RECEIVED
2 DEPT. NO. II AUG - 3 1998
3 DOUGLAS COUNTY
DISTRICT COURT CLERK

FILED
NO. _____

'98 AUG -3 P2:11

5 BARBARA REED
6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
7 BY J. THALER CLERK DEPUTY
8 IN AND FOR THE COUNTY OF DOUGLAS

9 In The Matter of The Estate

10 OF
11 VICTORIA MARGARET MIHELIC,
12 Deceased.

ORDER APPROVING PETITION
FOR CONFIRMATION OF SALE
OF REAL PROPERTY

13 _____ /
14 The hearing for the Return of Sale of Real Property and
15 Petition for Confirmation of Executrix, Nancy Christine
16 Eberlin, of the Estate of Victoria Margaret Mihelic, deceased,
17 came on for hearing on Monday, the 3rd day of August, 1998.

18 Attorney Noel E. Manoukian, appeared for the Estate of
19 Victoria Margaret Mihelic. Also present was Executrix, Nancy
20 Christine Eberlin, Ms. Debra M. Chappell, Sales Agent and
21 Sales Associate for Coldwell Itildo, Inc., the listing agent
22 for the real property. The prospective purchaser, Leonard
23 Warmack was also present.

24 The Court, after examining the Petition and supporting
25 documents, found that due notice of the hearing, including
26 publication thereof, was duly given according to statute; that
27 all of the allegations contained in said Petition are true and
28

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1 correct; that no objections to said confirmation of sale has
2 been made; that said sale of the furnished real and personal
3 property for the sum of \$76,000.00 is to the benefit of the
4 estate and the beneficiaries thereof; that pursuant to the
5 terms of the Offer and Acceptance, Counter-offer, and Counter
6 to Counter-Offer, a brokerage commission of Six Percent (6%)
7 of the total purchase price of \$76,000.00, is to be divided
8 equally between the Buyer and Seller, as follows: Three
9 Percent (3%) to the listing agent, Coldwell Banker Itildo,
10 Inc. and Three Percent (3%) to Buyer's agent, Myers Realty
11 500. That, further, purchasers shall divide all title and
12 escrow fees and other certain customary closing costs at the
13 close of escrow, with fifty percent (50%) payable by the
14 estate and fifty percent (50%) payable by the purchaser.

15 The real and personal property to be sold is located at
16 1341 Bishops Circle, Douglas County, State of Nevada and is
17 more particularly described as follows:

18 Lot 68, Plat of King's Lane, Unit No. 3A, Assessor's
19 Parcel No. 25-374-21, File No. 04483, recorded
20 December 2, 1976 as File No. 5025, in Douglas County
21 Recorder's Office, Gardnerville, State of Nevada.
22 Together with the Mobile Home described as: 1969
23 Royal Home Serial Number: 1157, furnished.

24 That the net proceeds from this estate sale be placed
25 into the Estate's bank account.

26 IT IS HEREBY ORDERED by this Court that the sale of the
27 real property, together with the mobile home located thereon
28 and the personal property described in the attached Addendum
No. 1, for the sum of \$76,000.00, be, and the same hereby is,
approved, confirmed and ratified and declared to be valid and

1 proper, and that Nancy Christine Eberlin, Executrix herein, is
2 directed to execute any and all documents necessary for the
3 completion of this sale, including an Executrix's Deed,
4 transferring said real and personal property described herein
5 to Leonard Warmack, in a manner of title as he so designates.

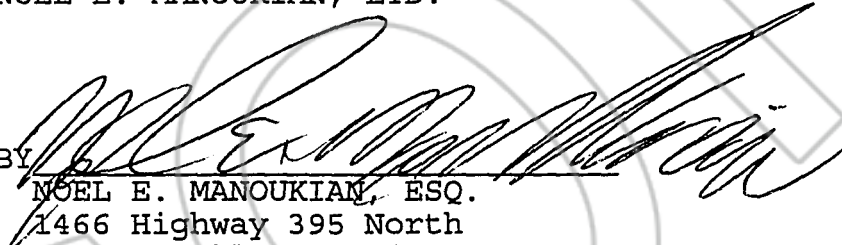
6 IT IS FURTHER ORDERED that the sales commission of Six
7 Percent (6%) be paid, as follows: Three Percent (3%) to
8 Coldwell Banker, Itildo, Inc. as listing agent, and Three
9 Percent (3%) to Buyer's agent, Myers Realty 500.

10 DATED and DONE this 3rd day of August, 1998.

11 
12 _____
13 DISTRICT JUDGE

14 Submitted By:

15 NOEL E. MANOUKIAN, LTD.

16 
17 BY _____
18 NOEL E. MANOUKIAN, ESQ.
19 1466 Highway 395 North
20 Gardnerville, Nevada 89410

21 Attorney for the Estate of Victoria Margaret Mihelic
22
23
24

25 **CERTIFIED COPY**

26 The document to which this certificate is attached is a
27 full, true and correct copy of the original on file and of
28 record in my office.

REQUESTED BY
WESTERN TITLE COMPANY, INC.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

DATE: August 3, 1998
Breed Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas,

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By J. Thaler 3 Deputy

LINDA SLATER
RECORDER

\$ 9.00 PAID Ka DEPUTY

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